

An
Bord
Pleanála

Board Direction
BD-015314-24
ABP-315715-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/02/2024.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Attach condition number 1:

1. Retention to be in accordance with submitted plans and details.
The applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:
Revised plans that incorporate all of the following amendments-
(a) Garden Fence with reduced height not exceeding 1.2meters;
(b) Garden Fence to be reduced in height to that not exceeding 1.2meters within 3 months of the grant of retention, save as may be required by other conditions attached hereto.

REASON: To ensure that the development is in accordance with the permission and that effective control is maintained

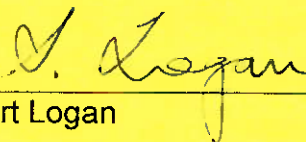
Reasons and Considerations

Having regard to the excessive height of the fence proposed for retention relative to other boundary fences or walls in the vicinity of the site that are generally low in height and to the inhibition of driver visibility created by the fence, the Board

considered that the development would have a significant negative impact on residential and visual amenities of the area and on road safety and that that the planning authority's condition number 1 requiring the reduction in height of the fence is, therefore, warranted.

In deciding not to accept the inspector's recommendation, the Board considered that the development would have a significant negative impact on residential and visual amenities of the area having regard to the height of the fence proposed for retention, and an unacceptable potential to create road safety hazard for pedestrians and vulnerable footpath users from obstruction of visibility.

Board Member:



Stewart Logan

Date: 09/02/2024